

City of Huntington Park General Plan

2000-2003 Housing Element

Housing Element

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Final

2000-2005 Housing Element

City of Huntington Park

December 2000

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1994

2000-2005 Housing Census

City of Houston

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INTRODUCTION TO THE HOUSING ELEMENT

COMMUNITY CONTEXT

Huntington Park is an older, highly urbanized community located seven miles southeast of downtown Los Angeles (refer to Figure 1). Encompassing approximately three square miles, the City is small in area but densely populated, with an estimated population of nearly 64,000 (January 2000). While the population has grown considerably over the past two decades, the total number of housing units actually declined during the 1980s. As the City's Community Development Commission (CDC) began playing an active role in fostering residential development, the City has again begun to evidence housing growth to meet the needs of its population. Future housing development will occur primarily in designated high density areas located in the Central Business District (CBD) and in the designated senior housing districts. Various other infill sites may provide additional opportunities for housing development.

In terms of demographics, more than 90 percent of the population is of Hispanic origin, and the City is a well known starting point for new immigrants. In 1990, nearly 60 percent of City residents were foreign born, with over half immigrating after 1980. The population of the City is relatively young, with a median age of less than 25 years. Households in the City earn low incomes relative to the County median income.

Another demographic trend is the number of large households living in the City. Nearly 38 percent of all households had five or more members. Large households face difficulty in finding affordable units of adequate size, often resulting in overcrowding or overpayment. In order to help meet the needs of large households, the City's rehabilitation programs provide funds for room additions, while home ownership programs can provide assistance in acquiring an adequately sized home.

The housing stock consists of a balance between single family and multi-family units, with multi-family units comprising slightly more than half of the housing units. With over half of the housing units over 30 years of age, housing conditions are a major concern for the City. The City implements a proactive code enforcement program, and directs property owners to the City sponsored rehabilitation programs to help alleviate substandard conditions.

The housing stock is characterized by relatively affordable home prices and rents. The median price for a single-family home is \$147,000, while rent for a two bedroom apartment is between \$600 and \$625. In addition the City contains 467 units of assisted rental housing, including more than 400 units for seniors.

The 2000-2005 Housing Element will continue the focus on maintaining and preserving the existing housing stock, as well as increasing affordable home ownership and rental opportunities.

INTRODUCTION TO THE HOUSING ELEMENT

COMMUNITY CONTEXT

Historic Downtown is a vibrant, walkable neighborhood located in the heart of the city. It is a diverse community with a mix of residential, commercial, and cultural uses. The area is characterized by its historic architecture, including brick buildings and mansions. The community is known for its strong sense of identity and pride in its heritage. The Housing Element is a key component of the city's planning process, providing a framework for addressing housing needs and ensuring the community's long-term sustainability. This document outlines the community context and the role of the Housing Element in shaping the future of Historic Downtown.

The community context is a critical factor in the development of the Housing Element. It provides a baseline understanding of the current housing market, including the types of housing units, the number of units, and the demographic characteristics of the residents. This information is used to identify housing needs and to develop strategies to address those needs. The community context also informs the design and implementation of the Housing Element, ensuring that it is tailored to the specific needs and characteristics of the community.

The community context is a dynamic and evolving entity. As the community grows and changes, the Housing Element must be updated to reflect these changes. This requires ongoing monitoring and evaluation of the housing market and the community's needs. The Housing Element is a living document that evolves over time, reflecting the community's changing needs and priorities.

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ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is a five-year program extending from 2000 to 2005, unlike other General Plan elements that typically cover a minimum ten-year planning period. The Housing Element identifies strategies that focus on: (1) conserving and improving the housing stock; (2) providing adequate sites for residential development; (3) assisting in the provision of affordable housing; (4) removing governmental and other constraints on housing development; and (5) promoting equal housing opportunities.

The Housing Element consists of the following major components:

- A summary of housing needs, including housing availability, housing affordability, housing adequacy, and special needs populations;
- An evaluation of residential sites to meet the City's share of regional housing needs; and
- A housing plan to address the identified needs, which includes:
 - Housing Element Goals and Policies
 - Evaluation of the accomplishments under the current Housing Element
 - Proposed housing programs for the 2000-2005 period.

The Housing Element Technical Report, included as an Appendix, contains the housing needs assessment, an analysis of constraints on housing production, and an evaluation of housing resources available to address the housing goals.

DATA SOURCES AND METHODS

In preparing the Housing Element, various sources of information are consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics. In addition, 1990 Census data must be used in the Housing Element to ensure consistency with other regional, State, and federal housing plans. However, several sources of information are used to supplement and provide reliable updates to the 1990 Census.

- Population and housing stock information is updated by the State Department of Finance (2000);
- Housing conditions information is updated by the City's Code Enforcement Staff;
- Housing market information, such as home sales, rents, and vacancy, is updated by property tax assessor's files; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

The Kennedy Element is a low density, high strength material which is used in the construction of aircraft. It is a composite material consisting of a matrix of epoxy resin and a reinforcement of carbon fibers. The material is known for its high strength-to-weight ratio and its resistance to corrosion. It is used in a variety of applications, including the construction of aircraft fuselages, wings, and tail sections. The material is also used in the construction of bridges, dams, and other large-scale structures.

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DATA ACQUISITION AND METHODS

The data acquisition system used in this study was a high-speed data acquisition system. The system was used to collect data from a variety of sensors, including strain gauges, accelerometers, and pressure transducers. The data was collected at a rate of 100,000 samples per second. The data was then processed using a custom software program. The program was used to calculate the mean and standard deviation of the data. The results of the analysis were then plotted on a graph. The graph showed the relationship between the data and the time of day.

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SUMMARY OF EXISTING CONDITIONS

HOUSING NEED

This section summarizes the key housing needs found in the Housing Needs Assessment of the Technical Report. The summary of existing conditions is organized into four areas: Housing Availability, Housing Affordability, Housing Adequacy, and Special Needs Populations. The four areas are summarized in Table 1 below.

Table 1
Existing Housing Needs

Housing Availability		Housing Affordability	
Overcrowded Households	7,123	Overpaying Households	6,757
Owner	1,509	Owner	1,461
Renter	5,614	Renter	5,296
Housing Adequacy		Special Needs Populations	
Housing Conditions		Elderly Households	3,092
Substandard	(30%) 4,463	Large Households	5,300
Rehabilitation	2,588	Female Headed Households	2,404
Replacement	1,875	Persons with Disabilities	2,706
		Farmworkers	243
		Homeless Persons	80

Source: 1990 U.S. Census; 1990 CHAS data; 1988 Housing Assistance Plan

HOUSING AVAILABILITY

The housing stock in Huntington Park is estimated at 14,879 units (January 2000), with multi-family units accounting for nearly 55 percent of total units, and single-family homes comprising 45 percent. Nearly three-fourths of the City's households are renters, indicating a significant portion of the single family housing stock is being rented out.

During the past decade, a little over 400 new units have been developed in Huntington Park, largely a result of Community Development Commission support for housing development. However, increases in the City's largely immigrant population continues to outpace housing growth, and with a population density of more than 21,000 persons per square mile, the City has become one of the most dense cities in Los Angeles County. Vacancy rates are estimated at 4 percent, indicating a tight housing market.

Overcrowding also serves as an indicator of housing availability. If the housing units are not of adequate size or affordable price, overcrowding is more likely to occur. According to Comprehensive Housing Affordability Strategy (CHAS) data, there are 7,123 overcrowded households (51 percent) in the City, a majority of which are renters. Adequately sized units are difficult to find given the large estimated household size of 4.4 persons per household, and the small number of large rental units. Only five percent of the total housing units had three or more bedrooms in 1990.

SPECIAL NEEDS POPULATIONS

Certain population groups may have more difficulty in finding adequate, affordable housing due to their special needs. State law defines the special needs groups as elderly persons, large households, female headed households, persons with disabilities, farmworkers, and homeless persons.

Elderly Households

Elderly Households have special needs due to three main factors: relatively low income, health care costs, and physical disabilities. Many elderly persons are retired and are living on fixed incomes, while at the same time facing increasing health-related costs as they get older. Some elderly persons are disabled and thus require special home care or assistance with daily home tasks.

The 1990 Census reported that 5.5 percent of households in Huntington Park were elderly. Approximately 69 percent of the elderly were renters, while 31 percent were owners. Of the elderly population, nearly 59 percent suffered from a housing problem, either overpayment, overcrowding, or living in substandard conditions. Approximately 80 percent of the elderly with a housing problem are renters.

Large Households

Large households have special needs due to the limited number of adequately sized, affordable units. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford the available units of adequate size.

Large households represented the largest special needs group in 1990, accounting for nearly 38 percent of the total households in the City. With the current estimates of average household size showing an increase since 1990, from 3.99 to 4.4 persons per household, large households may currently constitute an even greater portion of households than in 1990.

In 1990, nearly 69 percent (3,384) of the large households were renters. However, only 498 occupied rental units, 5 percent of total rental units, had three or more bedrooms. With the gap between the number of large households and the number of larger rental units, a substantial number of large households are forced to live in overcrowded conditions.

The City is able to meet the needs of some large households through the Residential Rehabilitation Loan Program, which provides funding for room additions. The City has confirmed that nearly half of all loan recipients perform room additions using the program funds.

Female Headed Households

Female-headed households, especially households with children, are generally characterized by lower incomes and a greater need for affordable housing, as well as the need for day care, health care and other supportive services. Female-headed households often have limited options and lack access to supportive services due to their relatively low income.

During the 19th century, the United States was a young nation, and its people were full of energy and optimism. They believed in the future and in the power of the individual. They were also full of faith in the power of the church and the power of the state. They were full of faith in the power of the American dream.

Early Childhood

Early childhood is the period of a person's life from birth to the age of five. It is a time of rapid growth and development. The child's body, mind, and emotions are all developing at a rapid pace. The child is also learning to walk, talk, and interact with the world around them.

The first three years of a child's life are the most important. It is during this time that the child's brain is developing at a rapid pace. The child is also learning to walk, talk, and interact with the world around them. The child is also learning to form attachments with the people around them.

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RESIDENTIAL SITES TO ADDRESS REGIONAL HOUSING NEED

As part of the housing element update, each community must identify adequate residential sites to meet their share of the regional housing need. This section discusses the City's share of the regional housing needs, as well as potential sites available to meet the housing needs.

SHARE OF REGIONAL HOUSING NEEDS

As required by State Law, the Southern California Association of Governments (SCAG) must allocate a share of the future need to each jurisdiction in the SCAG region, through a process called the Regional Housing Needs Assessment (RHNA). In allocating the regional housing needs to each jurisdiction, State Law requires SCAG to incorporate various planning considerations including market demand for housing, type and tenure of housing, employment opportunities, commuting patterns, suitable sites and public facilities, loss of assisted multifamily housing, special housing needs, and reducing the impact of lower income households.

In 1999 SCAG developed the Regional Housing Needs Assessment (RHNA) forecasts based on forecasts of population, employment, and households from 1998-2005. Based on the forecasts, SCAG has determined that the construction need for Huntington Park is 541 units¹ over the 1998-2005 period. The breakdown of the construction need among the different income groups is contained in Table 2. As presented in the table, the largest portion of units (39 percent) is allocated to upper income households, while 29 percent of the units are allocated for very low-income households.

Table 2
1998-2005 Housing Growth Needs by Income

Income Group (% of County Median Income (MFI))	Number of Units¹	Percent of Total
Very Low (0-50% MFI)	157	29%
Low (51-80% MFI)	97	18%
Moderate (81-120% MFI)	103	19%
Upper (Over 120% MFI)	184	34%
Total Units	541	100%

Source: 1999 Draft Regional Housing Needs Assessment (RHNA), SCAG web page: www.scaq.ca.gov

¹ Reflects an amended allocation approved by SCAG.

¹ RHNA number reflects an amended allocation preliminarily approved by SCAG.

RESIDENTIAL SITE TO ADDRESS REGIONAL HOUSING NEEDS

As part of the site plan, the applicant has provided a detailed description of the proposed development. The site is located in a residential area and is zoned for residential use. The proposed development consists of a multi-unit residential building with a total of 100 units. The units are distributed as follows:

TYPE OF REGIONAL HOUSING NEEDS

The proposed development is designed to address the regional housing needs of the community. The units are distributed as follows:

- 100 units: 100 units
- 200 units: 200 units
- 300 units: 300 units
- 400 units: 400 units
- 500 units: 500 units
- 600 units: 600 units
- 700 units: 700 units
- 800 units: 800 units
- 900 units: 900 units
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Table 1
Regional Housing Needs

Unit Type	Number of Units	Percentage of Total
100	100	10%
200	200	20%
300	300	30%
400	400	40%
500	500	50%
600	600	60%
700	700	70%
800	800	80%
900	900	90%
1000	1000	100%

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- **AMA Housing Development:** 17 single family homes- 7 moderate income on 0.87 acres. (approved, under development)

The 1991 General Plan anticipates that 20% of the 30 net acres (or 6 net acres) along Pacific Boulevard will encompass residential uses at an average 2.0 FAR, and that 20% of the remaining 51 net acres (or 10 acres) in the CBD will be developed at densities up to 70 units/acre. Under this scenario, an estimated 870 new units can be anticipated in the CBD. Since adoption of the 1991 Land Use Element, four housing projects comprising on 4.2 acres have been developed in the greater CBD (not counting the AMA project under construction), leaving 6 acres on Pacific Blvd and 5.8 acres in the remainder of the CBD. Using the same development assumptions on this remaining acreage, and factoring in the 17 unit AMA development, an estimated 530 additional units can be anticipated in these areas.

Senior Citizen Housing: The General Plan designates five sites (totaling 9 acres) for high density senior citizen housing. In order to provide for unit affordability, the Senior Citizen Housing designation permits land use densities of up to 225 units per acre. In addition, single room occupancy hotels (SROs) are permitted at a density of 400 units per acre on sites designated for senior housing.

The following three senior housing projects have been developed under this designation:

- Concord Apartments - 162 very low income units on 1 acre
- Seville Gardens Apartments - 223 low income units on 1 acre
- Rugby Senior Apartments- 184 lower and moderate income units on 1.2 acres

Two designated Senior Citizen Housing sites remain, totaling 5.8 acres. If the remaining acreage is built up to the maximum density (225 units per acre), a total of 1,305 Senior Housing Units could be developed. However, given that only one of the City's existing Senior Housing developments was built at 225 units per acre, a density of 80 units per acre is more appropriate for anticipating potential units. Using the density of 80 units per acre, the remaining 5.8 acres could accommodate approximately 460 new senior housing units.

Comparison of Sites with Regional Housing Growth Needs (RHNA)

Huntington Park has an identified future housing need (RHNA) of 541 units to be developed during the 1998 - 2005 period, including 254 units affordable to lower income households. Table 2, presented previously contains a breakdown of the RHNA by income group.

The City has provided zoning to accommodate over 990 new high density units including 530 units in the CBD and 460 units on senior housing sites, providing densities appropriate to support lower income development, and well in excess of the need for 254 lower income units. The densities offered also allow the City to meet the moderate income allocation of 103 units and the upper income allocation of 184 units.

1994-1995
1996-1997

The 1994-1995 season was a very successful one for the club. We finished the season in 3rd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 1996-1997 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 1997-1998 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 1999-2000 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2000-2001 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2001-2002 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 2002-2003 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2003-2004 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 2004-2005 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2005-2006 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2006-2007 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 2007-2008 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

The 2008-2009 season was a very successful one for the club. We finished the season in 1st place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club. The 2009-2010 season was also a successful one. We finished the season in 2nd place, which was a great achievement. We also won the FA Cup, which was a historic moment for the club.

HOUSING PLAN

The Housing Plan section sets forth the goals and policies of the housing element, reviews the accomplishments of the 1991 Housing Element, and discusses the housing programs for the 2000-2005 period.

HOUSING ELEMENT GOALS AND POLICIES

This section contains the goals and policies that address the housing needs of the City. The goals and policies address five major issue areas: (1) provide a variety of housing types; (2) maintain and preserve the existing housing stock; (3) minimize the impact of governmental constraints on housing production; (4) provide adequate sites for the development of new housing; and (5) assure equal housing opportunity for all residents. Each issue area is discussed in greater detail below.

PROVIDE A VARIETY OF HOUSING TYPES

Goal 1.0: Provide a variety of housing types and adequate supply of housing to meet the existing and future needs of City residents.

Policy 1.1: Provide a range of residential development types in Huntington Park, including low density single-family homes, moderate density townhomes, and higher density apartments and condominiums in order to address the City's share of regional housing needs.

Policy 1.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as meeting the needs of special needs populations.

Policy 1.3: Promote the development of low and moderate income housing by granting density bonuses or other financial incentives to developers in exchange for providing affordable units.

Policy 1.4: Assist residential developers in identifying and preparing land suitable for residential development.

Policy 1.5: Require that housing constructed expressly for low and moderate income households not be concentrated in any single portion of the City.

Policy 1.6: Permit the development of Single Room Occupancy Hotels (SROs) in Senior Citizen Housing Overlays to assist in addressing the needs of homeless and other very low income individuals.

Policy 1.7: Encourage the development of residential units that are accessible to persons with disabilities, or are adaptable for conversion to residential use by persons with disabilities.

Policy 1.8: Locate higher density residential development in close proximity to public transportation, services and recreation.

Policy 1.9: Target a portion of Community Development Commission assisted housing toward large family households, and provide zoning incentives, such as reduced lot sizes and density bonuses, to facilitate family housing development.

SITES FOR NEW HOUSING

Goal 4.0: Provide adequate sites for the development of new housing through appropriate land use and zoning.

Policy 4.1: Implement land use policies that allow for a range of residential densities.

Policy 4.2: Assist residential developers in identifying land suitable for residential use.

Policy 4.3: Continue to encourage development in the Central Business District Zone and the Senior Citizen Housing Overlays.

EQUAL HOUSING OPPORTUNITY

Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice

Policy 5.1: Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.

Policy 5.2: Inform the Long Beach Fair Housing Council of any known violations of applicable Federal and State Laws.

Policy 5.3: Continue to use incentives, including density bonuses, financial incentives, and Community Development Commission (CDC) funds as available to encourage the development of low income housing units.

It is a common mistake to think that the development of a new product is a linear process.

Product development is a complex process that involves many different stages and activities.

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Housing Program	5-year Goal	Accomplishment/Continued Appropriateness
7. Sites for Homeless Shelters/Transitional Housing	Amend Zoning Ordinance to allow for emergency shelters and transitional housing Review and modify planning and building codes as necessary to facilitate SROs	Transitional housing and emergency shelters will be permitted under the new Zoning Ordinance, which will be adopted in 2000/2001.
8. Land Assemblage/Write Down	Facilitate the development of 400 units, with a minimum of 20-percent affordable to low and moderate income households.	Land assemblage and write down were provided on 414 units. Approximately 51 percent of the units are affordable to low and moderate income households.
9. Section 8 Assistance Payment/Housing Vouchers	Continued subsidy of 237 households, with subsidy to an additional 25 households over the 5-year period.	689 households currently receive Section 8 rental assistance. The Section 8 rental assistance program will continue during the 2000-2005 period.
10. Density Bonus Program	Incorporate density bonus program into the Zoning Ordinance	The City currently has adopted the State standards for density bonus. These standards will remain in the new Zoning Code.
11. Mortgage Revenue Bond Financing	Encourage the use of bond financing; achieve 1 bond financed project	The Community Development Commission issued a \$7.2 million Residential Revenue Bond to assist in the development of 103 multi-family housing units, and a \$4.3 million Multi-Family Residential Revenue Bond to assist with the rehabilitation/preservation of 162 Senior Apartments (Concord Huntington Park).
12. Shared Equity/Downpayment Assistance	Provide assistance to 10 households	The City initiated a local home ownership program. The City also participates in several State and Private home ownership programs, and has provided assistance to 20 households during the time frame of the Housing Element.
13. Reverse Mortgage Program	Initiate reverse mortgage program; provide educational outreach to seniors	The reverse mortgage program has fallen out of favor with the lending community and with seniors. Therefore, the program will not be included in the 2000-2005 Housing Element.
14. Zoning Ordinance	Revise the Zoning Ordinance to comply with the General Plan	The Zoning Ordinance is currently under revision and will be adopted in 2000/2001. The Ordinance contains several new provisions for housing, including provisions for homeless facilities.

Project Name	Project Description	Project Status
Project A	Project A description text...	Project A status...
Project B	Project B description text...	Project B status...
Project C	Project C description text...	Project C status...
Project D	Project D description text...	Project D status...
Project E	Project E description text...	Project E status...
Project F	Project F description text...	Project F status...
Project G	Project G description text...	Project G status...
Project H	Project H description text...	Project H status...
Project I	Project I description text...	Project I status...
Project J	Project J description text...	Project J status...
Project K	Project K description text...	Project K status...
Project L	Project L description text...	Project L status...
Project M	Project M description text...	Project M status...
Project N	Project N description text...	Project N status...
Project O	Project O description text...	Project O status...
Project P	Project P description text...	Project P status...
Project Q	Project Q description text...	Project Q status...
Project R	Project R description text...	Project R status...
Project S	Project S description text...	Project S status...
Project T	Project T description text...	Project T status...
Project U	Project U description text...	Project U status...
Project V	Project V description text...	Project V status...
Project W	Project W description text...	Project W status...
Project X	Project X description text...	Project X status...
Project Y	Project Y description text...	Project Y status...
Project Z	Project Z description text...	Project Z status...

HOUSING PROGRAM STRATEGY

This section contains the housing programs that address the Housing Element goals and policies set forth. The housing programs define the specific actions the City will undertake in order to achieve the goals for the 2000-2005 period. Pursuant to State law, the programs address the following issue areas:

- 1) Maintain and preserve the existing housing stock;
- 2) Assist in the provision of affordable housing;
- 3) Provide adequate sites for the development of new housing;
- 4) Minimize the impact of governmental constraints on housing production; and
- 5) Assure equal housing opportunity for all residents.

The housing programs are discussed in detail below. In addition, Table 4 summarizes the programs, goals, objectives, funding source, responsible agency, and time frame for implementation during the 2000-2005 period.

MAINTAIN AND PRESERVE THE EXISTING HOUSING STOCK

1. Residential Rehabilitation Program

Program Description: The Residential Rehabilitation Loan Program provides loans of up to \$25,000 to low and moderate income households for home improvement activities. Eligible improvements include room additions, remodeling, electrical, insulation, roofing, windows and doors, and exterior finish. All work must be done by a licensed contractor.

In addition, the City provides grants for health and safety related repairs, and a 50 percent rebate to low income households, up to a maximum of \$4,000.

Funding Source: HOME

Five-Year Program Objective: Provide home rehabilitation loans to 15-20 households per year.

2. Rental Rehabilitation Program

Program Description: The Rental Rehabilitation Program provides loans of up to \$20,000 per unit, not to exceed a total of \$120,000 to repair rental units. The interest rate on the loan is 3 percent, but a low income owner who resides at the property to be rehabilitated is eligible for an interest free loan. Eligible properties must have at least 51 percent of the units occupied by low income households.

Since the loans are made using CDBG funds, all units rehabilitated using the funds must remain affordable throughout the life of the loan or for a maximum of 15 years.

Funding Source: CDBG

Five-Year Program Objective: Provide funds for the rehabilitation of 10 units per year.

The Honolulu Program Strategy is a strategic plan for the Honolulu Police Department. It is a document that outlines the department's vision, mission, and core values. It also provides a framework for the department's operations and a guide for its future development.

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HONOLULU POLICE DEPARTMENT

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5b. Multi-Family Acquisition and Repair Program

Program Description: Many rental units in the City are older and in need of repair. Through the Multi-Family Acquisition and Repair Program, the City seeks to improve the overall condition of rental housing, and assure that affordable housing is available to meet the housing needs of residents. The City has designated Oldtimers Housing Development Corporation as a CHDO for HOME funds. Oldtimers will purchase a three or four-plex, repair the units, and assure that rents remain affordable for a minimum of 15 years.

Funding Source: HOME

Five-Year Program Objective: Acquire 3-4 multi-family units, repair the units, and maintain rents at affordable levels for a minimum of 15 years.

6. Conservation of Existing Subsidized Housing

Program Description: Currently, six affordable housing developments are located within the City. One development, Concord Huntington Park, recently prepaid its HUD-assisted mortgage. However, through the use of a Multifamily Mortgage Revenue Bond, the City was able to extend affordability on the project for an additional 30 years. Though no other assisted housing is currently at risk, the City recognizes the importance of affordable housing in meeting the needs of the residents.

Funding Source: General Fund, CDBG

Five-Year Program Objective: Direct lower income households to the assisted housing in the City; monitor rents to assure compliance with the affordability criteria.

7. Section 8 Rental Assistance

Program Description: The Section 8 Rental Assistance Program provides vouchers to very low income households, in order to help them pay monthly rent. Under the program, the tenant contributes 30 percent of their monthly rent, while the Section 8 voucher will pay for the remainder of the monthly cost. The Los Angeles County Housing Authority currently coordinates rental assistance on behalf of the City, and provides assistance to 689 households.

Funding Source: Los Angeles County CDC

Five-Year Program Objective: Continue rental assistance to 689 households, with additional assistance provided as funding becomes available.

- e. **Fresh Rate Program:** The City participates in the Fresh Rate Program, offered by the Independent Cities Lease-Finance Authority (ICLFA). The program provides a 4 percent grant toward the purchase of a home, operating on a first come, first serve basis. Participation is not limited to first-time home buyers.

Funding Source: ICLFA

Five-Year Program Objective: Continue participation in the Fresh Rate Program; inform city residents of the program availability.

PROVIDE ADEQUATE SITES FOR THE DEVELOPMENT OF NEW HOUSING

9. Sites in the CBD and Senior Overlay District

Program Description: Development is permitted at a maximum density of 70 dwelling units per acre in the CBD, and at 225 dwelling units per acre in the designated Senior Overlay Districts. In addition, Single Room Occupancy units are permitted in the Senior and SRO Overlays at a density of 400 units per acre. A total of 990 units can be developed in these two areas, exceeding the RHNA allocation of 541 units. The City will maintain an active inventory of potential sites in the CBD and Senior Overlay District, and provide regulatory concessions and financial assistance, where appropriate, to encourage housing development.

Funding Source: CDBG, HOME, General Fund

Five-Year Program Objective: Maintain an active listing of sites in the CBD and Senior Overlay District. Where appropriate, provide regulatory concessions and financial assistance to encourage housing development.

10. Sites for Transitional Housing/Emergency Shelters

Program Description: The City is currently in the process of revising the Zoning Ordinance, scheduled for adoption in 2000/2001. The new Zoning Ordinance encourages and facilitates the provision of transitional housing in all residential zones, and emergency shelters within the General Commercial (G-C) zone.

Funding Source: General Fund as necessary.

Five-Year Program Objective: Adopt the new Zoning Ordinance and identify prospective sites for transitional housing and emergency shelters.

1. The first step in the process of the project is to identify the problem. This is done by the project manager and the team. The next step is to define the scope of the project. This is done by the project manager and the team. The third step is to develop a project plan. This is done by the project manager and the team. The fourth step is to implement the project plan. This is done by the project manager and the team. The fifth step is to monitor and control the project. This is done by the project manager and the team. The sixth step is to close the project. This is done by the project manager and the team.

Project Manager: [Name]

The project manager is responsible for the overall management of the project. This includes defining the project scope, developing the project plan, implementing the project plan, monitoring and controlling the project, and closing the project.

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ASSURE EQUAL HOUSING OPPORTUNITY FOR ALL RESIDENTS

13. Fair Housing

Program Description: The City contracts with the Long Beach Fair Housing Council to provide fair housing services to renters. Services include discrimination response, landlord-tenant relations, and housing information counseling. During Fiscal Year 1999-2000, the Fair Housing Council provided services to 227 persons. The most frequent complaints were substandard conditions and eviction.

In addition to providing housing services, the Fair Housing Council also provides education and outreach to tenants and landlords in the City. Tenant and landlord fair housing workshops are conducted, and legal information regarding fair housing is distributed throughout the City. During 1999, over 3,600 persons attended meetings, while more than 7,700 persons received education and outreach materials.

Funding Source: CDBG

Five-Year Program Objective: Continue contracting with the Long Beach Fair Housing Council to promote fair housing practices. Provide fair housing informational brochures to City residents.

12. Fair Housing

The City of San Francisco is committed to providing equal housing opportunities for all residents, regardless of race, ethnicity, or national origin. The City's Fair Housing Ordinance (Chapter 37A of the San Francisco Administrative Code) prohibits housing discrimination on the basis of race, ethnicity, or national origin. The City also provides financial assistance to help low-income families afford housing.

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13. Public Safety

The City of San Francisco is committed to providing a safe and secure environment for all residents. The City's Public Safety Department (PSD) is responsible for enforcing the City's laws and regulations related to public safety. The PSD also provides training and support to law enforcement agencies.

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time Frame
5b. Multi-Family Acquisition and Repair Program	Assist in the provision of affordable housing	Acquire 3-4 multi-family units, repair the units, and maintain rents at affordable levels for a minimum of 15 years.	HOME	Community Development Department, Oldtimers Housing Development Corporation	2001-2002
6. Conservation of Existing Affordable Housing	Maintain the affordability of the assisted housing stock.	Direct lower income renters to the assisted housing; monitor rents to assure compliance with affordability criteria.	CDBG, HOME	Community Development Department	2000-2005
7. Section 8 Rental Assistance	Extend rental subsidies to lower income families and the elderly. Encourage listing of units with the County Housing Authority.	Continue rental assistance to 689 households, with additional assistance available as funding permits.	Los Angeles County Housing Authority	Los Angeles County Housing Authority	2000-2005
8. Home Ownership Programs					
a. <i>First Time Home Buyers Program</i>	Assist qualified households with the purchase of a home	Provide down payment assistance to 6-8 households annually	CDBG, HOME	Community Development Department	2000-2005
b. <i>Lease Purchase Program</i>	Assist qualified households with the purchase of a home	Continue participation in the program. Provide program information to City residents.	CCHOA	Community Development Department	2000-2005
c. <i>Mortgage Credit Certificate Program</i>	Assist qualified households with the purchase of a home	Continue participation in the program. Provide program information to City residents.	Los Angeles County CDC	Los Angeles County CDC	2000-2005

Housing Program	Program Goal	Five-Year Objective	Funding Source	Responsible Agency	Time Frame
12. Fee Rebates	Encourage the development of affordable housing	Provide fee rebates, where appropriate, to encourage the development of affordable housing.	General Fund as necessary	Community Development Department	2000-2005
Assure Equal Housing Opportunity for All Residents					
13. Fair Housing	Assure that all residents have equal access to housing.	Continue contracting with the Long Beach Fair Housing Council to promote fair housing practices.	CDBG	Long Beach Fair Housing Council; Community Development Department.	2000-2005
Five-Year Program Objectives: Housing Construction: 541 units (157 very low, 97 low, 103 moderate, 184 above moderate) Housing Rehabilitation: 300 lower income units Housing Conservation: 462 lower income assisted rental units					

Year	Department	Project Name	Project Description	Project Status	Project Manager
2001	Department of Education	Project A	Project A Description	Completed	John Doe
2002	Department of Education	Project B	Project B Description	In Progress	Jane Smith
2003	Department of Education	Project C	Project C Description	On Hold	John Doe
2004	Department of Education	Project D	Project D Description	Completed	Jane Smith
2005	Department of Education	Project E	Project E Description	In Progress	John Doe
2006	Department of Education	Project F	Project F Description	On Hold	Jane Smith
2007	Department of Education	Project G	Project G Description	Completed	John Doe
2008	Department of Education	Project H	Project H Description	In Progress	Jane Smith
2009	Department of Education	Project I	Project I Description	On Hold	John Doe
2010	Department of Education	Project J	Project J Description	Completed	Jane Smith

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I. INTRODUCTION

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of Huntington Park discusses the major components of assessing housing needs, including trends in population, households, and the types of housing available in the City of Huntington Park.

The technical report examines the following topics for the City of Huntington Park. The sections are numbered as follows (this introduction is Section I):

- II. Housing Needs Assessment
 - A. Population Characteristics
 - B. Household Characteristics
 - C. Housing Stock Characteristics
 - D. Regional Housing Needs
 - E. Assisted Housing at Risk of Conversion
- III. Constraints on Housing Production
 - A. Market Constraints
 - B. Governmental Constraints
 - C. Environmental and Infrastructure Constraints
- IV. Housing Resources
 - A. Financial Resources
 - B. Administrative Resources
 - C. Energy Conservation Resources

The Housing Element Technical Report for the City of Huntington Park will serve as the basis for identifying appropriate policies and programs for the 2000-2005 Housing Element.

The purpose of this study is to investigate the effect of the proposed system on the performance of the system. The system is designed to improve the performance of the system by reducing the time taken to process the data. The system is designed to improve the performance of the system by reducing the time taken to process the data. The system is designed to improve the performance of the system by reducing the time taken to process the data.

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2. SYSTEM ARCHITECTURE

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3. SYSTEM DESIGN

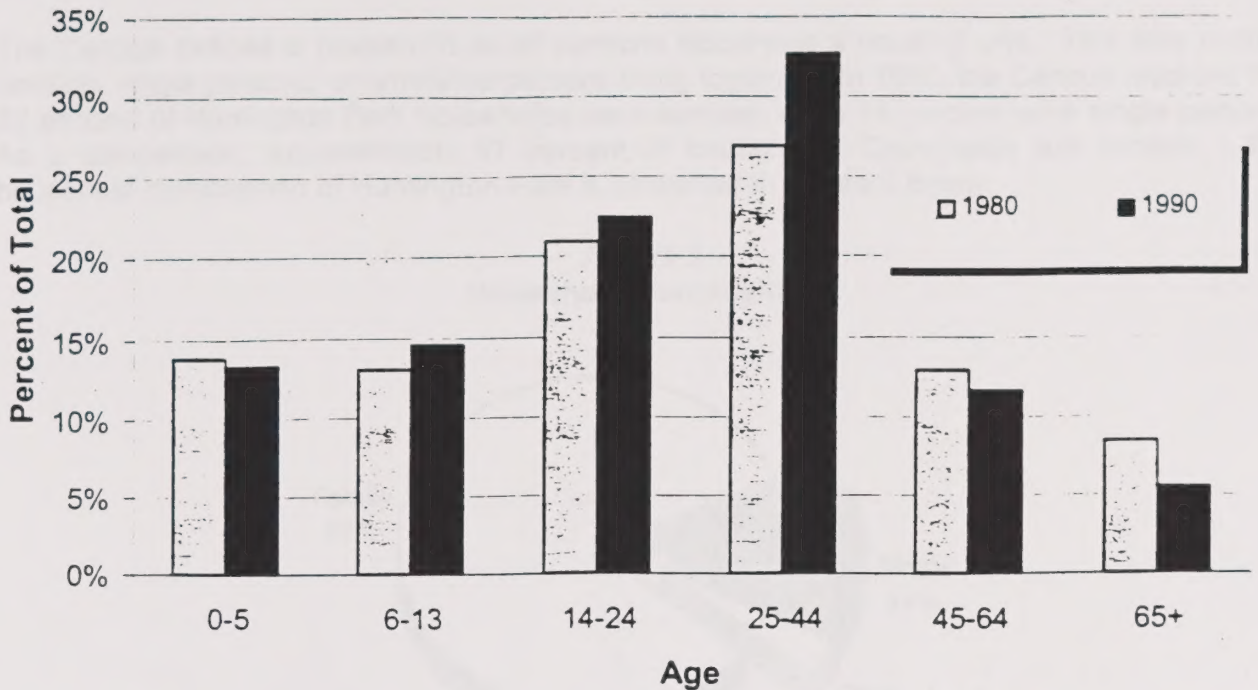
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4. SYSTEM IMPLEMENTATION

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Figure 1
Age Composition



Source: U.S. Census Report: 1980, 1990

3. Racial and Ethnic Characteristics

Between 1980 and 1990, there was a continued trend of an increasing Hispanic population, as shown in Table 2. In 1980, more than 80 percent of Huntington Park residents were Hispanic, while 15 percent were White, and Asians, Blacks, and Other ethnic groups accounted for slightly more than 1 percent of the population. By 1990, Hispanics accounted for more than 91 percent of the total population, while the White share of the population declined to 5.6 percent, and the Black and Other shares fell to less than one percent. Asians held a larger share of the population in 1990 than in 1980, increasing from 1.2 percent to 1.8 percent.

Huntington Park is, to a large extent, a starter community for new immigrants. In 1990, more than 59 percent of residents were foreign-born, according to the Census. Approximately 52 percent of the foreign-born population entered the United States after 1980, indicating a relatively new immigrant population. Immigrants may have difficulty acquiring adequate housing as they adjust to their new surroundings, as they may not have adequate income. As a result, household problems such as overcrowding and overpayment may be more likely to occur. Overcrowding and overpayment will be discussed in detail in the Regional Housing Needs section.

Figure 1

Age Composition



Figure 2: Age Composition (1990)

3. Results and Discussion

The first part of the study was a descriptive analysis of the data. The results of the descriptive analysis are presented in Table 1. The table shows the distribution of the data across different age groups. The data shows that the majority of the population is in the 20-24 age group, which is consistent with the findings of other studies in the region. The data also shows that the population is relatively young, with a high proportion of the population in the 10-14 and 15-19 age groups. This is likely due to the high birth rates in the region, which have led to a rapid increase in the population over the past few decades.

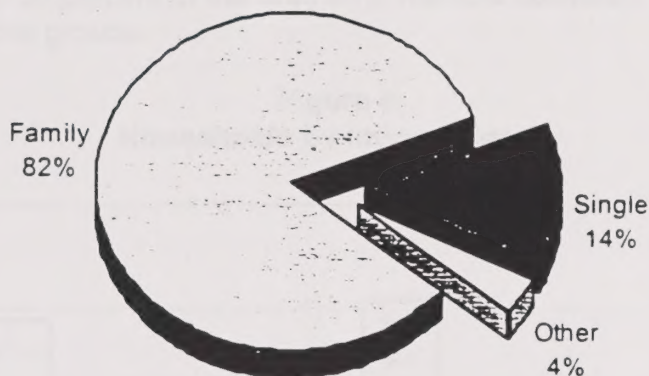
The second part of the study was an analysis of the factors that influence the population growth. The results of this analysis are presented in Table 2. The table shows that the factors that influence population growth are the birth rate, the death rate, and the migration rate. The birth rate is the most important factor, as it has a direct impact on the population growth. The death rate is also important, as it determines the number of people who die each year. The migration rate is also important, as it determines the number of people who move into or out of the region. The results of the analysis show that the birth rate is the most important factor in determining population growth, and that the death rate and migration rate have a smaller impact.

B. HOUSEHOLD CHARACTERISTICS

1. Household Composition and Size

The Census defines a household as all persons occupying a housing unit. This may include families, single persons, or unrelated persons living together. In 1990, the Census reported that 82 percent of Huntington Park households were families, while 14 percent were single persons. As a comparison, approximately 67 percent of households Countywide are families. The household composition of Huntington Park is contained in Figure 2 below.

Figure 2
Household Composition



Source: U.S. Census Report, 1990.

Household Size

Household size is defined as the number of persons living in a housing unit. A change in household size over time can serve as an indicator of a changing household composition within a community. For example, a decline in the number of families in a community will generally lead to a decrease in household size.

In January of 2000, the Department of Finance estimated that the household size in Huntington Park was 4.4 persons per household, representing a significant increase from 3.99 persons per household in 1990. The large household size may be due in part to the predominance of family households within the City, as well as Hispanic households who on average have larger households, but may also be an indicator of overcrowding, which will be discussed in a later section.

1. Household Composition and Size

The Census defines a household as all persons occupying a housing unit. The size of a household is determined by the number of persons living together. In 1980, the Census reported that 81 percent of the population lived in households with two or more persons, while 19 percent lived in one-person households. The average household size was 2.6 persons. The average size of a household with two or more persons was 3.1 persons, while the average size of a one-person household was 1.0 person.

Figure 2
Household Composition



Table 2.1. Census Data 1980

Household Size

Household size is defined as the number of persons living in a housing unit. It changes as people move in and out of a household, as people are born and die, and as people marry and divorce. The average household size in 1980 was 2.6 persons. The average size of a household with two or more persons was 3.1 persons, while the average size of a one-person household was 1.0 person.

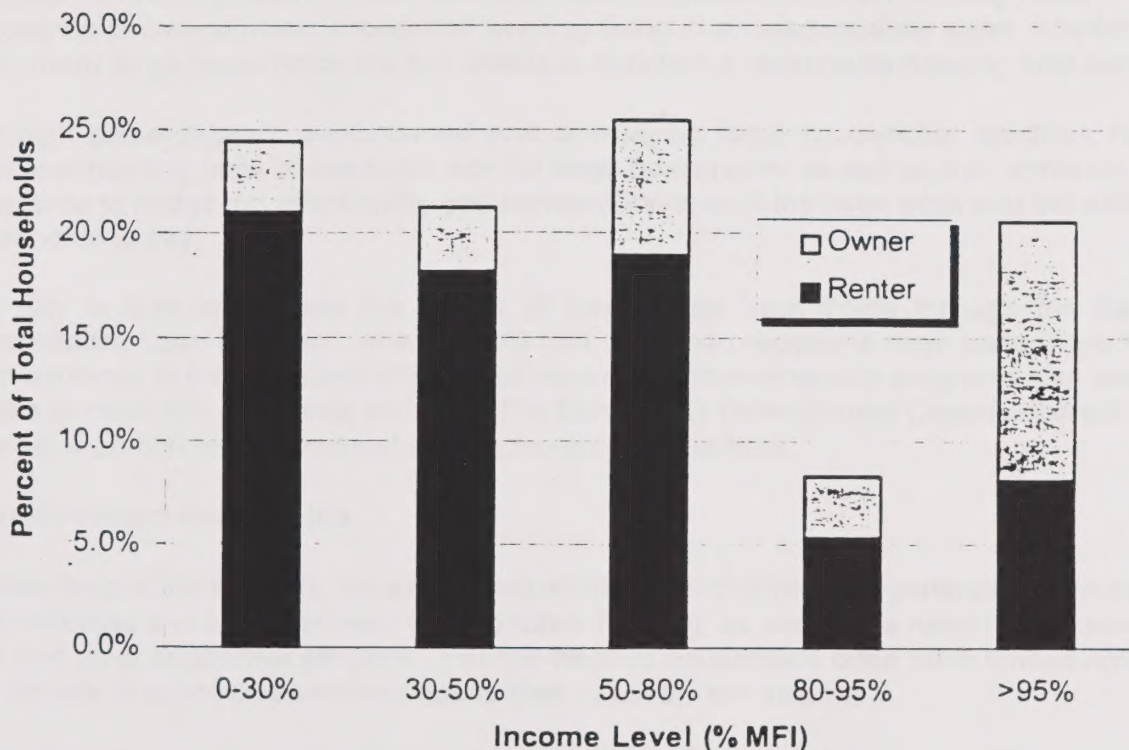
In January of 1980, the Census reported that the average household size in the United States was 2.6 persons. This was a slight increase from the average household size in 1970, which was 2.5 persons. The average size of a household with two or more persons was 3.1 persons, while the average size of a one-person household was 1.0 person. The average size of a household with two or more persons was 3.1 persons, while the average size of a one-person household was 1.0 person.

To provide for the analysis of income data, the Southern California Association of Governments has developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area:

- Extremely Low-Income: less than 30 percent of the area MFI;
- Very Low-Income: between 30 and 50 percent of the area MFI;
- Low-Income: between 50 and 80 percent of the area MFI;
- Moderate-Income: between 80 and 95 percent of the area MFI; and
- Above Moderate-Income: greater than 95 percent of the area MFI..

Figure 4 shows the distribution of households among the different income groups. Nearly one fourth of all households earned less than 30 percent of the area MFI, while more than 70 percent of households earned less than 80 percent of the area MFI. The largest portion of households earned between 50 and 80 percent of the area MFI. Renters constitute the highest proportion of low and moderate income groups.

Figure 4
Households by Income Group



Source: Southern California Association of Governments Existing Need Statement, 1999.

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Figure 1: Comparison of the results of the two experiments.



Figure 1: Comparison of the results of the two experiments.

Large Households

Large households have special needs due to the limited number of adequately sized, affordable units. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford the available units of adequate size.

Large households represented the largest special needs group in 1990, accounting for nearly 38 percent of the total households in the City. With the current (2000) estimates of average household size showing an increase from 3.9 to 4.4 persons per household since 1990, large households may constitute an even greater portion of the City's current households.

In 1990, nearly 70 percent (3,384) of the large households were renters. However, only 498 occupied rental units, five percent of total rental units, had three or more bedrooms. With the gap between the number of large households and the number of larger rental units, a substantial number of large households are forced to live in overcrowded conditions. In fact, nearly 97 percent of large renter households and 70 percent of large owner households lived in overcrowded conditions in 1990. In addition to overcrowding, more than half of renters and 42 percent of owners overpaid for housing (spent more than 30 percent of gross income on housing costs). The high prevalence of overpayment shows that even by living in an inadequately sized, smaller housing units, many large households are still unable to maintain a reasonable housing cost burden.

The high percentage of overcrowded and overpaying large households identifies needs for additional housing units of adequate size for large households, as well as the provision of rental assistance to bridge the affordability gap between the cost of the large units and the ability of the households to pay.

The City is able to address the needs of some large households through the Residential Rehabilitation Loan Program, where nearly half of all loan recipients have used these funds for room additions to provide adequately sized housing. Homeownership programs also assist large renters to move into ownership housing. The Community Development Commission will continue to target a portion of new ownership units toward large renters.

Female Headed Households

Female-headed households, especially households with children, are generally characterized by lower incomes and a greater need for affordable housing, as well as the need for day care, health care and other supportive services. Female-headed households often have limited options and lack access to supportive services due to their relatively low income.

The 1990 Census reported 2,404 female headed households in the City, representing approximately 17 percent of total households. Approximately 1,500 of the female-headed households had children living at home, and 863 households earned incomes below the poverty level. Programs directed at overall housing affordability also assist in addressing the needs of female headed households.

Large investments have been made due to the impact of globalisation and the need for the economy to be competitive. The government has been successful in attracting foreign investment and has been able to create jobs and improve the standard of living.

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In addition to the regional homeless shelter in Bell, several other organizations and facilities provide services to homeless individuals and families. A description of these organizations and facilities is contained in Table 5.

Table 5
Homeless Service Providers

Organization/Facility	Services Provided
La Voz Del Pueblo Bethesda Community Center	Daily meals to 500 persons; outreach services to homeless persons with disabilities, families with children, persons with AIDS and related diseases.
St. Matthias Social Services Center	Provides a soup kitchen and street boxes daily to homeless persons and families at risk of becoming homeless.
Baptist Ministries Center	Provides canned food to families
Shelter Partnership	Provides support to public and private entities in the form of technical assistance and as a clearing house and distribution point of donated commodities to shelters.
Emergency Food and Shelter Program	Administers FEMA funds used to support homeless programs
Multi-Purpose Senior Services Program	Provides housing assistance to homeless persons and families

Source: Huntington Park Consolidated Plan, May 2000.

In order to further address the needs of the homeless and persons threatened with homelessness, the City zoning code provides for the development of transitional and emergency shelters, as well as Single Room Occupancy (SRO) units.

Farm Workers

Farm workers are traditionally defined as persons who earn their income primarily through seasonal agricultural labor. The unstable nature of the farming occupations, and the relatively low incomes earned by the workers lead to special housing needs for the farm workers. In 1990, 243 persons were employed in farming, forestry, and fishing occupations, accounting for less than one percent of the population. Given so few persons employed in the farming industries, the City can address the housing needs of farm workers through the overall housing programs for affordability.

Table 7
Housing Unit Type

Housing Type	1980		1990		2000	
	#	%	#	%	#	%
Single Family	5,361	34.4%				
Detached	-		4,856	33.5%	4,921	33.1%
Attached	-		1,806	12.4%	1,807	12.1%
Multi-Family						
2-4 Units	3,103	19.9%	2,531	17.4%	2,551	17.2%
5+ Units	7,120	45.6%	5,076	35.0%	5,588	37.6%
Mobile Homes	17	0.1%	11	0.1%	11	0.1%
Other	-		235	1.6%	-	
Total	15,601	100.0%	14,515	100.0%	14,879	100.0%

Source: U.S. Census Report, 1980, 1990; California State Department of Finance, 2000

The tenure distribution of the housing stock in a community influences several aspects of the housing market. While maintaining a balance between ownership and rental housing, a community with a high proportion of rental housing may realize problems related to high turnover, an unstable population base, problems associated with maintenance, and an overall concern with the property valuation in the neighborhood. Tenure is most closely related to household income and the age of the householder.

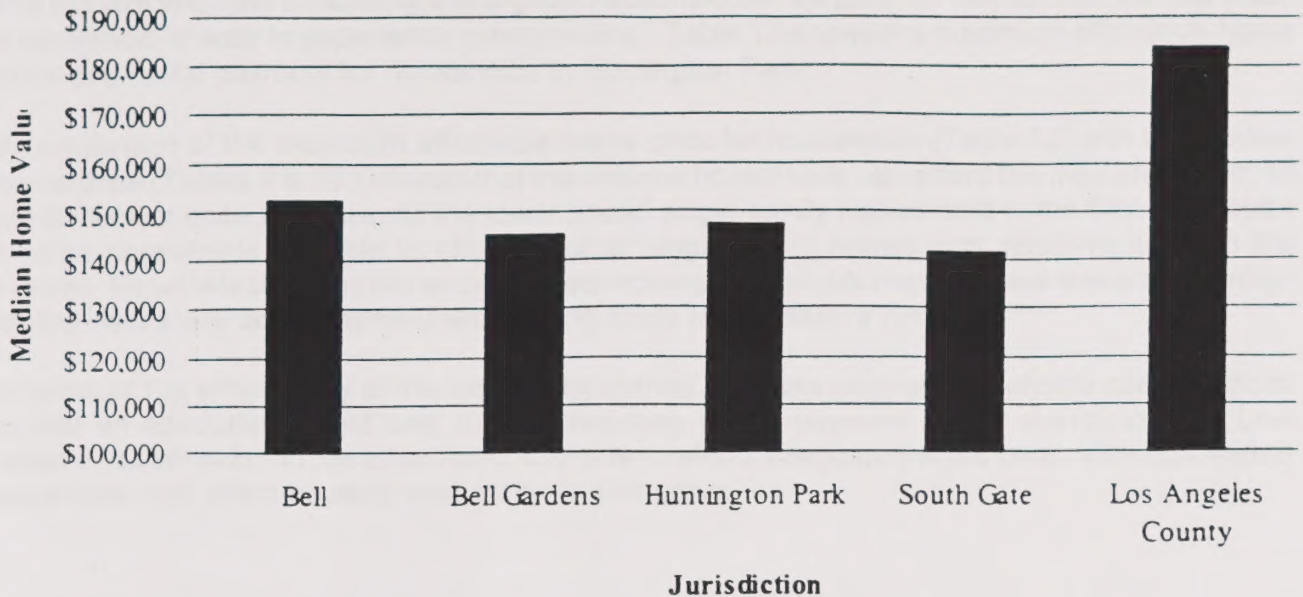
Approximately 72 percent (9,945) of households were renters in 1990, consistent with the proportion of renters in 1980. The ownership rate of 28 percent falls well below the 45 percent single-family attached and detached units in the City, indicating many of these single-family units are used as rentals. The City offers several home buyer programs geared toward increasing home ownership in the community.

3. Housing Age and Condition

Table 8 shows the year in which housing in the City was built. Residential development is spread relatively even over the past five decades. The even distribution reflects both the built out character of the community, as well as the fact that a large number of units constructed are replacing older units. In 1980, 4,669 units were built prior to 1939, accounting for 30 percent of the total housing stock. By 1990, the number of units built prior to 1939 had declined to 2,495. Units built in the 1940s, 1950s, and 1960s have also declined since 1980 further indicating the trend of replacing older units.

The age of housing at which major repair needs generally arise is 30 years. In 1990 more than half of the housing stock was more than 30 years of age, with another 18 percent of the 1990 stock turning 30 years of age in the year 2000. This would indicate the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing stock deterioration.

**Figure 5
Median Home Prices**



Source: California Association of Realtors, Home Sales Data, 1999.

More detailed sales data for the City was collected from the Los Angeles Times home sales data, and is contained in Tables 9 and 10. Among the 447 single-family homes sold during the April 1999 through April 2000 period, two bedroom units comprised nearly half of those sold, followed by three bedroom units. The median sales price for single-family homes was \$145,000, with all units falling under \$220,000. A substantial number of the homes sold are affordable to low and moderate income households, as will be discussed in greater detail in a subsequent section.

**Table 9
Single Family Home Prices**

Number of Bedrooms	Number of Units Sold	Price Range	Median Price
1	14	\$65,000-\$150,000	\$91,000
2	209	\$55,000-\$220,000	\$138,000
3	172	\$75,000-\$197,000	\$155,000
4	43	\$95,000-\$203,500	\$165,000
5 or more	9	\$130,000-\$210,000	\$145,000
Total	447	\$55,000-\$220,000	\$145,000

Source: Los Angeles Times Home Sales Data, April 2000.

Figure 2
 (Caption text is mirrored and illegible)



Figure 3 (Caption text is mirrored and illegible)

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Figure 4
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Category	Value	Percentage	Count
Category 1	1000	10%	10
Category 2	2000	20%	20
Category 3	3000	30%	30
Category 4	4000	40%	40
Category 5	5000	50%	50
Category 6	6000	60%	60
Category 7	7000	70%	70
Category 8	8000	80%	80
Category 9	9000	90%	90
Category 10	10000	100%	100

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Housing Affordability

Affordability is determined by comparing the cost of owning or renting a home with the maximum affordable payment that a household can make. Information on affordability provides vital insight into the size and type of housing that a given household can acquire, as well as the extent to which a household is likely to experience overcrowding. Table 12 shows the maximum affordable home price and rental payment for households in Huntington Park.

A comparison of the maximum affordable home price for households (Table 12) with the median home price (Tables 9 & 10) reveals that low-income households can afford the median price of all condominium units and many of the lower priced single-family homes sold in the City. Moderate income households are able to afford most all single-family homes and condominiums on the market. Nonetheless, many low and moderate income households may not have adequate savings for the necessary down payment and closing costs to purchase a home.

In terms of the affordability of the local rental market, very low income households can not afford to rent an adequately sized unit, thereby resulting in overpayment and/or overcrowding. Low income households, on the other hand, are able to afford adequately sized units, although limited vacancies may affect housing availability for this group.

After the study is completed, it is important to report the results of the study to the participants. This can be done in a number of ways, including a written report, a presentation, or a video. The results of the study should be reported in a clear and concise manner, and should include a discussion of the implications of the findings. The results should also be reported in a way that is accessible to the participants, and should be presented in a way that is easy to understand.

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D. REGIONAL HOUSING NEEDS

As required by State Law, the Southern California Association of Governments (SCAG) must determine both the existing and future needs for the region. In addition, SCAG must also allocate a share of the future need to each jurisdiction in the SCAG region, through a process called the Regional Housing Needs Assessment (RHNA).

1. Existing Needs

In order to preserve and enhance the quality of life of the residents, the City must take steps to alleviate housing problems within the community. The two main housing problems identified by SCAG in the existing need statement are overcrowding and overpayment, defined below.

Overcrowding: a housing condition occurring when a housing unit is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by the Federal Government.

Overpayment: a housing condition occurring when a household is spending more than 30 percent of their gross household income on housing, including costs for utilities, property insurance, and real estate taxes as defined by the Federal Government.

According to CHAS data, approximately 76 percent of Huntington Park residents suffered from a housing problem in 1990, including 83 percent of renters and 93 percent of large households. The specific housing problems of overcrowding and overpayment are discussed separately and in greater detail below.

Overcrowding

Overcrowding occurs when the cost of an adequately sized unit is high, relative to the income of a household, forcing a household to live in a smaller unit or double up with another household in order to save on housing cost. Overcrowding can also result from an inadequate number of units large enough to meet the needs of larger households, forcing households into smaller units and overcrowded conditions. The official State and Federal definition of overcrowding is more than one person per room, excluding kitchens, bathrooms, and hallways.

According to 1990 CHAS data, 51 percent (7,123) of Huntington Park households lived in overcrowded conditions, as shown in Table 13. Approximately 37 percent of owners and 57 percent of renters lived in overcrowded conditions in 1990. Among the different household types, large households had the highest incidence of overcrowding, with approximately 87 percent living in overcrowded conditions, including 97 percent of renters. Among small related households, 41 percent lived in overcrowded conditions, including 57 percent of renters.

As noted in this fact sheet, the current District approach to determining the amount of the regional revenue is based on the current District revenue. The current District revenue is based on the current District revenue. The current District revenue is based on the current District revenue.

1. Current Revenue

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2. Future Housing Need

Future housing need refers to the share of the regional housing need that is allocated to each City. SCAG calculates future housing need based on household growth forecasts, the number of units needed to replace demolished or converted units, as well as the number of units needed to maintain an appropriate level of vacancy in the community.

In allocating the regional housing needs to each jurisdiction, State Law requires SCAG to incorporate various planning considerations including market demand for housing, type and tenure of housing, employment opportunities, commuting patterns, suitable sites and public facilities, loss of assisted multifamily housing, special housing needs, and reducing the impact of lower income households.

In 1999 SCAG developed the Regional Housing Needs Assessment (RHNA) forecasts based on forecasts of population, employment, and households from 1998-2005. Based on the forecasts, SCAG has determined that the construction need for Huntington Park is 541 units over the 1998-2005 period. The breakdown of the construction need among the different income groups is contained in Table 15. As presented in the table, the largest portion of units (39 percent) is allocated to upper income households, while 29 percent of the units are allocated for very low-income households.

Table 15
1998-2005 Housing Growth Needs by Income

Income Group	Number of Units ¹	Percent of Total
Very Low (0-50% MFI)	157	29%
Low (51-80% MFI)	97	18%
Moderate (81-120% MFI)	103	19%
Upper (Over 120% MFI)	184	34%
Total Units	541	100%

Source: 1999 Draft Regional Housing Needs Assessment (RHNA),
SCAG web page: www.scaq.ca.gov

¹RHNA number reflects an amended allocation preliminarily approved by SCAG.

Projections regarding the future of the region's housing needs are based on a number of assumptions. The first assumption is that the region's population will continue to grow at a rate of 1.5% per year. The second assumption is that the region's housing needs will be met by a combination of new construction and the conversion of existing space. The third assumption is that the region's housing needs will be met by a combination of new construction and the conversion of existing space.

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Table 1
1995-2005 Housing Needs (in thousands)

Housing Type	1995	2005
Single-Family Detached	100	120
Single-Family Attached	50	60
Multi-Family (Apt. Bldg.)	150	180
Multi-Family (Condo/Co-op)	200	250
Total	500	610

Source: U.S. Census Bureau, Bureau of Economic Analysis, and U.S. Department of Housing and Urban Development. The data are based on the 1995 and 2005 Census of Housing.

III. CONSTRAINTS ON HOUSING PRODUCTION

Providing adequate and affordable housing for all residents is an important goal for the City. However, many factors can encourage or constrain the development, maintenance, and improvement of the housing stock, including market mechanisms, governmental regulations, and physical and environmental constraints. This section will analyze the various constraints on housing production in Huntington Park.

A. MARKET CONSTRAINTS

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production, which can hinder the development of affordable housing. The City has very little control over these constraints, as the costs are dictated by the market. By providing for increased residential densities, or through the use of home buyer programs, the City can take steps to lessen these constraints.

1. Construction Costs/Land Costs

The cost of building materials constitutes the single largest cost associated with housing development, accounting for between 40 and 50 percent of the sales price. According to the Construction Industry Research Board, construction costs for a single family home range from \$60 to \$100 per square foot. Average multi-family construction costs range from \$40 to \$75 per square foot, but can be as high as \$60 to \$80 per square foot if one level of underground parking is required.

Though construction costs comprise a large portion of the total development costs, these costs are relatively consistent throughout the County and thus do not constitute an actual constraint on development in Huntington Park.

Land costs in the City range from \$18 to \$22 per square foot, based on data from six recent sales in the City. Three of the land sales were located in the Central Business District, while the other three were located in the North Redevelopment Project Area.

2. Availability of Mortgage and Rehabilitation Financing

The availability of mortgage and rehabilitation financing determines whether a household is able to purchase or repair and upgrade a home. Interest rates play a major role in the availability of funds. Though rates have fallen in the past decade, they still have an impact on housing cost that is felt by developers, purchasers, and renters alike. An additional obstacle to home ownership continues to be the down payment required by lending institutions. Home buyer programs that provide down payment assistance can help remove the obstacle of the down payment and help to increase home ownership in the community.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications, as well as the income, gender, and race of the applicants. Tables 17 and 18 show the disposition of home purchase and home improvement loans in Huntington Park during 1998.

III. CONSTRAINTS ON HOUSING PRODUCTION

Planning agencies and officials having the authority to set zoning and other regulations have been reluctant to consider the substantial constraints on housing production in the Washington area. The agency and official who have been most active in this regard are the District of Columbia Planning Board.

A. LAND-USE CONSTRAINTS

Construction costs and the availability of land are the two major constraints on housing production in the Washington area. The District of Columbia Planning Board has been active in the past few years in the effort to increase the availability of land for housing. It has been successful in securing the release of some land for housing, but it has been unsuccessful in securing the release of other land for housing.

B. HOUSING COST CONSTRAINTS

The cost of housing is a major constraint on housing production in the Washington area. The cost of housing is determined by a number of factors, including the cost of land, the cost of labor, the cost of materials, and the cost of financing. The cost of land is the most important factor in determining the cost of housing. The cost of land is determined by the availability of land for housing. The cost of labor is determined by the availability of labor for housing. The cost of materials is determined by the availability of materials for housing. The cost of financing is determined by the availability of financing for housing.

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C. FINANCING CONSTRAINTS

The availability of financing is a major constraint on housing production in the Washington area. The availability of financing is determined by a number of factors, including the cost of money, the availability of credit, and the willingness of lenders to provide financing. The cost of money is the most important factor in determining the availability of financing. The cost of money is determined by the availability of money for housing. The availability of credit is determined by the willingness of lenders to provide financing. The willingness of lenders to provide financing is determined by the availability of financing for housing.

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In general, approval rates are lower for home improvement loans than for home purchase loans, as was the case in Huntington Park. Approximately 44 percent of conventional and 28 percent of government assisted home improvement loans were approved in 1998. Among low income groups, only 28 percent of conventional loans and 18 percent of government-assisted loans were approved. Denial rates were high for both types of loans, and well over half of the applications from low income households were denied. The high rate of denial for home improvement loans verifies the need for City-sponsored housing rehabilitation programs. The City provides two housing rehabilitation programs to assist in maintenance of the housing stock. The Minor Home Repair Program provides a \$2,500 grant to eligible homeowners for minor repairs, while the Residential Rehabilitation Loan Program provides loans of up to \$20,000 to rental property owners to be used for repairs on rental units. Both programs are funded through the Community Development Block Grant (CDBG) Program.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

1. Land Use Controls

The Land Use Element of the General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated to residential use and the density at which development is permitted. Approximately 42 percent of the total acreage in Huntington Park is allocated to residential uses.

Table 19 outlines the various residential uses permitted in Huntington Park. Densities of up to 20 dwelling units per acre are permitted in the City's residential zones, with residential densities of up to 70 dwelling units per acre permitted in the Central Business District, both as stand alone residential and mixed use projects. In addition, the City has a senior housing overlay district, which allows a density of 225 units per acre for senior housing, and a Single Room Occupancy (SRO) overlay district, which allows up to 400 units per acre for SRO units.

Table 20
Residential Development Standards

Development Standard	Zone District						
	R-L	R-M	R-H	C-P ¹	C-N ²	PP	PV
Density (dwelling units/acre)	8.7	17.4	20, 225 for senior housing 400 for SRO	20	20	70, 225 for senior housing	70, 225 for senior housing
Minimum Lot Area (square feet)	5,000	5,000	15,000	5,000	5,000	5,000	5,000
Lot Width (feet)	45	45	100	50	50	50	50
Lot Depth (feet)	80	100	100	0	0	0	0
Front Setback (feet)	20	15	10	5	5	0	0
Rear Setback (feet)	10	10	10	0	0	0	0
Side Setback (feet)	4 feet, plus one foot for each story above 1			0	0	0	0
Minimum Unit Size (square feet)	1,000	850	Studio-500 1 bedroom-600 2 bedroom-750 3 bedroom-900 150 for each additional bedroom				
Lot Coverage (% of lot area covered)	45%	55%	65%	1.0 FAR	1.0 FAR	4.0 FAR	4.0 FAR
Structure Height (feet)	35 2 stories	35	45	40	30	40	40

Source: Zoning Code, City of Huntington Park, December 1999

1. C-P Zone allows residential/commercial mixed use, subject to a CUP

2. C-N Zone allows commercial, residential, or mixed use (residential and mixed use require a CUP)

Table 21
Residential Parking Requirements

Residential Zone/Type	Parking Requirement
R-L	Single Family Detached-2 spaces within a garage
R-M	Single Family Attached-2 spaces within a garage, 1 uncovered guest space for every 3 units
R-H C-P, C-N, PP, PV	Multi-Family Residential: Studio, 1 Bedroom: 2 covered spaces per unit 2 or more bedrooms: 2 covered spaces per unit, 1 uncovered guest space for every 3 units
Senior Housing, Convalescent Homes, Congregate Care Housing	1 space per 3 living units 1 space per employee on the largest shift
Single Room Occupancy (SRO) Units	1 space per 2 guest rooms 1 space per employee on the largest shift
Second Units	2 spaces within an enclosed garage or carport, located at the rear half of the parcel.

Source: Zoning Code, City of Huntington Park, December 1999

Density Bonus/Affordable Housing Ordinance

In order to encourage the development of affordable housing, the City has adopted a Density Bonus/Affordable Housing Ordinance, in accordance with State Law (Government Code, Section 65915). The ordinance provides a density bonus and one other regulatory concession or incentive to a developer, provided that the developer agrees to one of the following conditions:

- Twenty percent of the total units developed are affordable to lower income households;
- Ten percent of the total units developed are affordable to very low-income households; or
- Fifty percent of the total units developed are for senior households.

In order to receive the density bonus, the developer must submit a written agreement showing that the units will remain affordable for at least 30 years. Possible incentives that can be granted include decreased parking standards, smaller unit sizes, and lesser setback requirements, among other things.

Development Permit

Certain housing types in the City are permitted subject to a development permit. The City has two types of development permits: Minor Site Plan Review and Major Site Plan Review.

- Minor Site Plan Review is required for room additions, single family residences, tenant improvements within a preconstructed commercial center, commercial expansion of less than 300 gross square feet, and any other items not requiring Planning Commission review and approval.
- Major Site Plan Review is required of all proposals to add additional dwelling units other than a single family residence, any commercial expansion in excess of 300 gross square feet or new commercial construction, any industrial expansion or new industrial development, and any other development proposal requiring Planning Commission approval.

Multi-Family Housing

Multi-family housing accounts for more than one half of all housing units in the City. Multi-family housing is permitted subject to a development permit in the R-M and R-H zones, and conditionally permitted in the C-P, C-N, PP, and PV zones. The maximum allowed densities are 17.4 dwelling units per acre in the R-M zone, 20 units per acre in the R-H, C-P, and C-N zones. The PP and PV zones permit multi-family housing in mixed use projects at densities of up to 70 units per acre.

Senior Housing

Meeting the needs of the senior population is an important goal for the City. As a means to encourage the development of senior housing, the City Zoning Code provides seven senior overlay districts, which allow a maximum density of 225 units per acre. The increased density helps to reduce the cost of developing housing. As a further means to reduce development costs and encourage the development of senior housing, minimum unit sizes and parking requirements are reduced for senior housing. The minimum unit sizes are as follows:

- Studio-410 square feet;
- 1 bedroom-510 square feet if the kitchen-dining and living areas are combined;
570 square feet if the kitchen-dining and living areas are separate;
- 2 bedroom-610 square feet if the kitchen-dining and living areas are combined;
670 square feet if the kitchen-dining and living areas are separate.

Occupancy of the senior housing units is limited to persons over age 55, or married couples that have one spouse over the age of 55. Disabled persons may also occupy the senior housing units.

Table 23
Fee Schedule

Fee Description	Fee Amount
Minor Site Plan Review	\$100
Major Site Plan Review	\$550
Major Site Plan Review Amendment	\$250
Conditional Use Permit	\$600
Variance	\$600
Zone Change	\$1,000
General Plan Amendment	\$1,000
Tentative Tract Map	\$700+\$50/lot
Tentative Parcel Map	\$700+\$50/lot
Environmental Assessment	
-w/Categorical Exemption	\$200
-w/Negative Declaration	\$200
-w/Mitigated Negative Declaration	\$400
Environmental Impact Report	Consultant fee + 25% Admin. Fee
General Plan Document	\$150
Copy of General Plan	\$75

Source: City of Huntington Park, August 2000

Permit and Processing Procedures

The evaluation and review process required by the City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The review process is governed by two levels of decision making bodies: the City Council and the Planning Commission.

Average processing time varies depending on project complexity. Planning Department processing time ranges from 6 to 8 weeks, while the Building Department takes 4 to 6 weeks. Residential developments of two or more units also require approval by the Planning Commission, which generally takes a month before being brought to hearing. Appeals to the City Council take approximately one additional month to be placed on the Council agenda.

Table 2
 Data Summary

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	35.2	12.5	18	65
Gender	1.2	0.4	1	2
Education	15.8	2.1	12	20
Income	45000	15000	20000	80000
Marital Status	1.5	0.5	1	3
Occupation	2.5	1.2	1	5
Health Status	1.8	0.6	1	3
Exercise Frequency	2.2	1.0	1	4
Diet Quality	3.5	1.5	1	5
Stress Level	4.2	1.8	1	6
Sleep Duration	7.5	1.2	5	10
Work-Life Balance	3.8	1.4	1	5
Life Satisfaction	4.5	1.0	1	5
Overall Well-being	4.0	1.2	1	5

Factor and Principal Component Analysis

The principal component analysis (PCA) was conducted to reduce the dimensionality of the data and to identify the underlying factors that explain the variance in the variables. The results of the PCA are presented in Table 3. The first two principal components (PC1 and PC2) account for 65.2% of the total variance. PC1 is associated with demographic variables, while PC2 is associated with lifestyle variables.

Factor loadings were calculated for each variable on the principal components. The results show that variables such as Age, Gender, and Education have high loadings on PC1, while variables such as Exercise Frequency, Diet Quality, and Stress Level have high loadings on PC2. This suggests that demographic factors and lifestyle factors are the primary drivers of the observed variance in the data.

IV. HOUSING RESOURCES

A. FINANCIAL RESOURCES

The City has access to a wide variety of funding sources for the production of housing. In many cases, several funding sources are necessary to complete a project, due to the limitations on the use of funds, as well as high development costs. Table 24 identifies the funding sources available to the City as well as the eligible uses of the funds. The main funding sources used by the City are discussed in greater detail below.

Redevelopment Set-Aside

In accordance with State law, the Huntington Park Community Development Commission is required to set aside 20 percent of all tax increment revenue collected for the production of affordable housing. However, existing debt obligations, which are creating an annual deficit of approximately \$1 million, have prevented the Agency from depositing the set-aside funds. No set-aside funds are anticipated to be available for housing programs during the time frame of this Housing Element.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities geared toward lower income persons. CDBG funds are allocated on a formula basis to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funding administered by the County. Huntington Park is large enough to receive its own allocation from HUD, and is allocated approximately \$2.2 million on an annual basis.

HOME Investment Partnership Program

The City also receives an entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and lower income homeownership, including acquisition, rehabilitation, home buyer assistance, and rental assistance. Preservation of the at-risk housing stock is a federal priority for the use of HOME funds. For new construction, the City must also provide matching funds on a sliding scale: 25 percent local share for rental assistance or rehabilitation, 33 percent for substantial rehabilitation, and 50 percent for new construction. The City receives nearly \$700,000 in HOME funds annually.

City of Industry Housing Fund

As a predominantly industrial-based community, the City of Industry is permitted under Senate Bill 1718 to expend its housing set-aside funds on affordable housing within a 15 mile radius from the corporate limits of the City of Industry. The City of Industry Housing Fund is administered by the Los Angeles County Community Development Commission. Housing developers can apply to the County for competitive funding, with two funding rounds per year. A high priority for the use of the City of Industry Housing Fund is housing for special needs populations. Funds may also be used to produce and preserve affordable housing for households earning less than 80 percent of the County MFI. An estimated \$8-10 million is contributed to the housing fund on an annual basis.

A. FINANCIAL RESOURCES

The City has a strong financial base, with a history of strong financial performance. The City's financial resources are derived from a variety of sources, including property taxes, sales taxes, and other revenues. The City's financial resources are used to fund a variety of programs and services, including public safety, education, and social services. The City's financial resources are also used to fund capital projects, such as the construction of new buildings and infrastructure.

1. Property Taxes

Property taxes are a major source of revenue for the City. The City's property tax base is strong, with a high level of property ownership. The City's property tax rates are competitive with other cities in the region. The City's property tax revenues are used to fund a variety of programs and services, including public safety, education, and social services. The City's property tax revenues are also used to fund capital projects, such as the construction of new buildings and infrastructure.

2. Sales Taxes

Sales taxes are another major source of revenue for the City. The City's sales tax base is strong, with a high level of retail sales. The City's sales tax rates are competitive with other cities in the region. The City's sales tax revenues are used to fund a variety of programs and services, including public safety, education, and social services. The City's sales tax revenues are also used to fund capital projects, such as the construction of new buildings and infrastructure.

3. Other Revenues

The City also receives other revenues, including grants from the State and Federal governments. These revenues are used to fund a variety of programs and services, including public safety, education, and social services. The City's other revenues are also used to fund capital projects, such as the construction of new buildings and infrastructure.

4. Capital Projects

The City has a strong financial base, with a history of strong financial performance. The City's financial resources are derived from a variety of sources, including property taxes, sales taxes, and other revenues. The City's financial resources are used to fund a variety of programs and services, including public safety, education, and social services. The City's financial resources are also used to fund capital projects, such as the construction of new buildings and infrastructure.

Table 24
Financial Resources for Housing Activities

Program Type	Program Name	Description	Eligible Activities
2. State Programs	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	Home Buyer assistance
	Low-Income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing	- New construction - Rehabilitation - Acquisition
	California Housing Finance Agency (CHFA) Rental Housing Programs	Below-market financing offered to builders and developers of multi-family and senior rental housing. Tax-exempt bonds provide below-market mortgages	- New Construction - Rehabilitation - Acquisition of properties from 20 to 150 units.
3. Local Programs	Redevelopment Set-Aside	20 percent of all tax increment revenue collected by the Community Development Commission must be set aside for the production of affordable housing.	- New construction - Rehabilitation - Acquisition - Planning - Downpayment assistance - Homebuyer assistance
	City of Industry Housing Fund	Cities within a 15 mile radius of the City of Industry may apply to the County for funding for special needs and low income housing	- New construction - Rehabilitation - Acquisition
4. Private Resources/ Financing Programs	Federal National Mortgage Association (Fannie Mae) Programs	Loan applicants apply to participating lenders for mortgage assistance	- Home buyer assistance - Rehabilitation - Down payment assistance
	Freddie Mac	Home Works-Provides 1 st and 2 nd mortgages that include a rehabilitation loan. City provides gap financing for rehabilitation component. Non-profit and for-profit developers contact member banks.	Home Buyer assistance combined with rehabilitation

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Line	Dispositions	Capital Gains	Other Income
1	Dividends and interest		
2	Capital gains		
3	Ordinary income		
4	Losses		
5	Net capital gain		
6	Net ordinary income		
7	Net capital loss		
8	Net ordinary loss		
9	Net capital gain or loss		
10	Net ordinary income or loss		
11	Net capital gain or loss		
12	Net ordinary income or loss		
13	Net capital gain or loss		
14	Net ordinary income or loss		
15	Net capital gain or loss		
16	Net ordinary income or loss		
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97	Net capital gain or loss		
98	Net ordinary income or loss		
99	Net capital gain or loss		
100	Net ordinary income or loss		

B. ADMINISTRATIVE RESOURCES

Various public and non-profit agencies are actively involved with housing activities in the City. These agencies play an important role in meeting the community's housing needs. In particular, they are critical in the production of affordable housing and preservation of assisted housing units in Huntington Park.

Southeast Community Housing Development Corporation (SCHDC): SCHDC is a non profit corporation formed in 1989 to concentrate on the extensive housing problems in southeast Los Angeles County. SCHDC is focusing on expanding the supply of low-income single-family housing, to increase stability and investment in the community. SCHDC was designated as the Community Housing Development Organization (CHDO) for the City's HOME funds. SCHDC is currently in the process of acquiring, repairing, and reselling four to six homes in Huntington Park using the HOME funds provided by the City.

Oldtimers Housing Development Corporation: Oldtimers Housing Development Corporation is a non-profit housing corporation active in Huntington Park. Oldtimers is focusing on improving the condition and maintaining the affordability of multi-family rental units in the City. The City designated Oldtimers as a CHDO for the City's HOME funds. Oldtimers will acquire a three or four-plex, repair the units, and maintain affordable rents for a minimum of 15 years.

Long Beach Affordable Housing Coalition (LBAHC):The LBAHC is a regional, community-based, non-profit provider of affordable housing. The Coalition develops and preserves single and multi-family housing through the use of tax credits, conventional financing and public/private grants. LBAHC also operates as a designated CHDO in several cities.

Habitat for Humanity: Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Land for new homes is usually donated by government agencies or individuals.

The East Los Angeles Community Union (TELACU): TELACU is a community development corporation that provides affordable home ownership opportunities for families and apartment rentals for low income senior citizens and the disabled. Since its establishment in 1968, the Union has built more than 1,000 senior apartment units with HUD assistance. TELACU has completed developments in several communities near Huntington Park, including East Los Angeles, and the City of Commerce.

2. ADDITIONAL REFINEMENTS

The first part of the refinement process involves the identification of the key features of the system. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The second part of the process involves the identification of the key features of the system's operation. This is done by examining the system's performance and identifying the components that are most critical to its operation.

The third part of the refinement process involves the identification of the key features of the system's design. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The fourth part of the process involves the identification of the key features of the system's implementation. This is done by examining the system's performance and identifying the components that are most critical to its operation.

The fifth part of the refinement process involves the identification of the key features of the system's testing. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The sixth part of the process involves the identification of the key features of the system's deployment. This is done by examining the system's performance and identifying the components that are most critical to its operation.

The seventh part of the refinement process involves the identification of the key features of the system's maintenance. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The eighth part of the process involves the identification of the key features of the system's documentation. This is done by examining the system's performance and identifying the components that are most critical to its operation.

The ninth part of the refinement process involves the identification of the key features of the system's security. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The tenth part of the process involves the identification of the key features of the system's scalability. This is done by examining the system's performance and identifying the components that are most critical to its operation.

The eleventh part of the refinement process involves the identification of the key features of the system's reliability. This is done by examining the system's architecture and identifying the components that are most critical to its operation. The twelfth part of the process involves the identification of the key features of the system's availability. This is done by examining the system's performance and identifying the components that are most critical to its operation.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

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